

ARCHITECTURE + DESIGN IN TEMPE



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As stated in the Community Design Element of Tempe's *General Plan 2040*, distinctive design has long been a factor in shaping the community's built form. Tempe has been recognized for integration of design review, sign control, dark sky protection, landscape treatments, public art, transit-oriented design and downtown revitalization. The community continues to enhance its sense of place and pride through the refinement, development and support of programs and policies resulting in standards of the highest quality for design in the built environment. Limited in expansion by finite municipal boundaries, the future of Tempe's built form will be determined not by planned sprawl, but by principled infill, redevelopment, rehabilitation and preservation. The foundation of community design in Tempe is its distinctive character and sense of place, as informed by context and guided by the principles of Integration, Innovation, Definition and Articulation.

DESIGN GOALS

Attainment of goals identified in *General Plan 2040*, such as enhanced quality of life and preservation of neighborhood character, increased economic vitality, sustained mobility / greater accessibility, and sustainability / environmental stewardship, will be related to, if not a direct result of, quality design in the built environment.

Tempe's *Zoning and Development Code* sets forth certain criteria to ensure that buildings and their surroundings are functional, safe, accessible and attractive - designed with contextually aesthetic values, defensible space and crime preventative features, as well as accessibility for pedestrians and those with disabilities.

General Plan 2040 articulates this vision: Streets, walks and paths, typically based on the street grid emanating from Tempe's original town site, make connections between spaces and places within and beyond the surrounding community. These connections are enhanced, rather than hindered, by development. Appropriate variations in character and scale are expected and encouraged. Interactive encroachments, such as large shade trees and seating near bus stops, sidewalk dining and display areas, together with shade overhangs and permeable building facades that invite activity, are promoted. On-street parking is used as a streetscape element, where appropriate. Shading is used to minimize solar heat gain and heat island effect, while responding to environmental conditions. Open space provides the connecting tissue to integrate neighborhoods with parks by preserving paths, lakes and canals, as well as the basis for enhancing interaction and providing residents opportunities to lead an active and healthy lifestyle.

APACHE AREA ARCHITECTURE + DESIGN

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Architectural design within Character Area 4: **Apache** is as diverse and expressive as its population. Individual structures evoking the aspirations of their builders from days gone by intermingle with contemporary commercial and residential complexes, all united by a sense of movement reverberating from the earliest periods of construction in the area. From its beginning as the trail leading eastward to the Superstition Mountains and the Roosevelt Dam construction site, through the heyday of the automobile era and **Apache Boulevard's** designation as multiple state and national highway routes, to the coming of the 101 and 202 freeways and, ultimately, light rail, the character of development throughout the **Apache** corridor has long been influenced by transportation-related factors.

Prominent features of the **Apache** Area include:

- **Old 8th Street / Bankhead Highway [Ocean-to-Ocean Highway] / Borden Creamery** [Four Peaks Brewery] / **Kirkland-McKinney Ditch**
- **Southern [Union] Pacific Railroad**
- Mexican-American heritage in neighborhoods such as **Victory Acres, Escalante** and **Allegre**
- Post-War / flood-irrigated subdivisions, such as **Borden Homes, Tomlinson Estates** and **Hudson Manor**
- Mobile home communities
- **Price** [101] and **Red Mountain** [202] **Freeways**
- **Thew Elementary School** and **Allegre, Creamery, Escalante, Esquer, Hudson, and Victory Parks**

- “**Roadside Americana**” as can still be seen in motor lodges and auto courts such as **Baker's Acre** [and was once seen at the **Wigwam Village, Harmon's Red Barn, Sambo's Restaurant, A&W Drive-In**, etc.]
- Northeast Industrial Area, including **Rockford Fosgate** and **The Circuit Tempe**, as well as the recently rehabilitated **Mission at Minder Binder's**
- City reinvestment projects, beginning with residential redevelopment in **Victory Acres**, followed by the **William J. Ream Senior Complex, Fire Station No. 1, Apache Police Substation, Escalante Community Center / Community Garden** and **Tempe Marketplace**
- **Metro Light Rail**, including two Park-n-Rides and four LRT Station Areas

ARCHITECTURAL STYLES

Architectural styles are widely varied and include the Mission Revival [Borden Creamery / Four Peaks] and Commercial Vernacular [White Diary Barn / Tempe Tavern] of the late 19th/early 20th century; the widespread Utilitarian and Vernacular of the Great Depression / World War II era; and the National Folk [Victory Acres, Baker's Acre], early Ranch [Borden Homes / Tomlinson Estates, Hudson Manor] and Mid-century Modern [Watson's Flowers] of the Post-War period. Late 20th century and early Post-Millennial buildings include the vaguely Post-Modern [Arbor Park Apartments] and enduringly ubiquitous Spanish Colonial Revival [many examples]; Contemporary / mildly Modern [Apache Police Substation, Thew School, U.S. Post Office, Gracie's Village, Grigio Metro, the Domain, etc.]; and even Territorial Revival [Fire Station #1].

